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Building Committee Minutes 8/2/2011

**TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, August 2, 2011**

PRESENT: Robert Jefferson, Bill Shea, John Cole, Mark Miano, Suzanne Robinson, Michael Boujoulian

ABSENT: Jeff Thielman, Rob Juusola, Adam Chapdelaine

Guest: Eric Ammondson - Ammondson Architects
Bonne DeSousa - Turowski2 Architecture
Jeff Shaw – Donham & Sweeney
Jay Farquharson - Castagna Construction

Meeting was called to order at 7:30 PM

Community Safety

Mr. Ammondson gave us an update for the Phase 2B of the Community Safety Building. He plans to have a cost estimate for the committee at the September 20th meeting. Mark Miano discovered a 15 year warranty on the existing roof that was installed in 2001. Mr. Ammondson was asked to review his recommendation on installing a new roof.

Highland

Both Jeff Shaw and Jay Farquharson gave an update on the punch list items and the fact that the building will be available on August 8th. The discussion to not charge Castagna Construction for the delay from July 22nd to August 8th was deferred until our next meeting. All the qualifications for receiving LEED Silver Certificate appear to have been accomplished.

Stratton

Bonne DeSousa gave an update on the Stratton Phase 2 project. She is confident that the building will be available for occupancy for the Aug 30th deadline. Proposal Request # 1, 8, 10, 13, 14 and 16 were approved by the committee.

The following invoices were approved:

Highland

Wannamaker	\$796.97
National Business	\$6,927.00
Home Depot	\$681.13
Greybill CO2 Meter	\$527.00
Greybill Key Lock Box	\$115.97
Greybill Home Depot	\$3,331.04
Donham & Sweeney	\$8,250.00

Change Orders Approved:

Castagna:

#45	\$5,997.00
#46	\$-5,780.00
#47	\$439.00
#48	\$3,160.00
#49	\$3,687.00
#50	\$3,518.00
#51	\$4,000.00
#52	\$500.00
#53	\$ -26,000.00
#54	\$1,591.00
#55	\$606.00

Ammondson Notes:

Phase 1

1. Status update. Mr. Ammondson gave an overview of the status of completion. Chapman has completed the work. The closeout documents including O&M manuals and warranties should be submitted within two weeks. The Town still holds approximately \$14,000 of retainage.

2. Mr. Ammondson presented SGH's invoice of \$1,000 for additional structural engineering required to correct a repair performed by Chapman on one of the pergolas. The PTBC unanimously approved this invoice for payment. It will be billed through Ammondson.

Phase 2

1. Mr. Ammondson reviewed the project progress and schedule. We have released all of our consultants and are meeting weekly with SGH to develop the detailed construction drawings. We are on schedule for a DD cost estimate available 9/20, bidding in early January, 2012 and a construction start in March, 2012. We discussed that the scope of interior work includes only areas directly impacted by replacement of exterior envelope systems and will not address prior water damage.

2. Mr. Miano gave Ammondson a copy of the bid documents for the CSB roofing project from 2001. Mr. Ammondson noted during our exterior envelope assessment, we had been told the roof was c.1994. We had agreed it made sense to exclude testing the roof in our exterior envelope investigation as it would be replaced. The PTBC directed Ammondson to get pricing for testing the roof and providing a recommendation regarding its replacement or excluding it from the project. Ammondson to follow-up with J. Cole regarding the next steps.

3. Next meeting. The PTBC requested that Mr. Ammondson attend the 9/20/11 PTBC to give a project update and review the DD estimate.

D & S Notes:

Contractor gave a project update; Flushout underway, permanent handrail at stair A to be installed 8/15. Masonry corrective work discussed. Highland and Central will be reviewed on Friday morning by Architect and Mason. No decision was taken regarding the contractors request to move the date of Substantial completion from 7/22 to 8/8.

Owner will move in additional furniture and other items next week.

Contractor stated that punch list work will resume next week, only minor items remaining.

Committee voted to approve all remaining change orders.

Committee discussed LEED ID credit possibilities. D&S informed the committee that the appeal of one LEED credit has not been completed.

Turowski2 Minutes:

Stratton Elementary School Improvements Phase 2

Construction Progress

Air clearances were received Friday 8/29 for rooms 27, 29, and 30, much later than anticipate). 100+ degree weather and difficulties getting positive test results were factors in delay. Sub Contractors who could not work at the East end of building turned to other tasks and good progress is noted. With exceptions (see below), window abatement and installation is complete. Window caulking is ongoing. Store front delivery is anticipated this week. Electrical is ongoing.

Schedule:

The contractor is on schedule for delivering upper level rooms August 22.

Updates/New Issues

Asbestos Abatement

Glove bag count for pipe fittings is below the estimate.

Abatement of fireproofing on steel beams (T&M per CCD 2 and 3) is complete.

Abatement of storefront to begin shortly.

Abatement of lower level classrooms resulted in damaged carpet. This will be replaced.

Reinstallation of fireproofing after abatement of beams in Room 27, 29 and 30 is required. PR 13 was issued.

Window/Storefront/Caulking Installation:

Several windows are deficient in their installation: This has been called out to the GC in memo dated 7/28/2011.

Additional locations for masonry veneer stabilization were identified. Instructions to proceed under previous PR were given.

PR 15 for painting of steel lintels was issued.

Caulking work is beginning on typical joints at North face of building.

At larger-than-typical caulk joints, a sample has been provided by the Sub Contractor with pull test to be completed this week to test the adequacy of these larger joints. "Brick mold" detail at window joints may be considered if joints do not perform well.

Room 1 Unit vent.

The School is temporarily repurposing the Special Needs Team Room as a Kindergarten classroom, removing a conference room partition and making a unit vent designated for the conference room redundant. The louver opening for this unit was cut when the information became available. A proposal request to repair the louver opening will be issued.

Lobby Heating

The steam main leading to the lobby convector unit has been identified, but can not be re-used without considerable expense and risk that it will not work. A Proposal Request to relocate the unit ventilator from the conference room to the main Lobby will be issued. Due to Lobby location, no there are fresh air requirements and no louver is necessary. Unit vent is probably oversized compared to convector heat and may correct cool conditions in secretarial area.

Nurses Area

Demolition complete. Rough in is occurring at this time: Several issues stemming from existing conditions to consider: Finishes at existing wall to remain, clearances for recessed lighting
PR 16 for electrical outlets for air conditioning in school office area has been issued. T2 to pursue cost efficiencies for that work...but assume it will get done.

Variable Frequency Drives and Other rebates.

Verbal advice from GGD is that Variable Frequency drive rebate is estimated at \$1350.00 per drive.

T2 to get additional information on rebates for other equipment and issue ASI for contractors to file for these rebates.

Proposal Requests

Approved

PR #1 Eliminate Drain at Boiler \$-2,566.00 Approved
PR # 04 Veneer Stabilization \$9500.00 Approved for approximate cost shown
Include areas in ASI 6
PR #6 Unit vents at Rooms 27/27A +/-1870.00 Estimated, waiting for Response
PR# 8 Faceplate in lieu of louver \$6539.00 Approved
PR #10 Variable Frequency Drives \$5214 Approved
PR # 12 Interior masonry cracks \$5000.00 Approved Not To Exceed
PR # 13 Fire Proofing \$3632 Approved
PR #16 Additional outlets for A/C 7535.00 Reduce Cost as much as Possible

All items to be incorporated into Change Order # 2

New For Discussion

CCD 2, 3 Abatement of Steel Beams T&M Estimate \$12000.00
PR # 11 6 Port Data outlet at Computer room Part of school district upgrade
PR #14 Delete Glycol \$5414.00 credit is compatible
Add Automatic city feed +back flow preventer \$ Estimate\$ 4-6,000
PR #15 Paint Lintels at Windows

Looking forward:

- 1) Re-insulation of Piping at Gymnasium wing. \$ 6000.00 held on fitting abatement line
- 2) T2 to provide list of all Contingency liabilities for Construction
- 3) T2 to provide list of all Contingency liabilities for Construction Administration
Testing and monitoring for Abatement, Caulking, Fireproofing

Minutes approved for 6/7, 6/21 and 7/5

Adjourned at 10:15 PM

Respectfully submitted,

Bill Shea